

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Stuttgart International,  
Inc./Stuttgart Auto Body

**Case #:** 109-R-03

**Date:** October 28, 2003

**Comments:**

Not applicable

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Stuttgart International,  
Inc./Stuttgart Auto Body

**Case #:** 109-R-03

**Date:** October 28, 2003

#### **Comments:**

1. Discuss the references to this property description provided. The survey indicates this site is on lot 71, Amended Plat of lots A-D Pine Ridge Acres, according to PB 28, PG 36. The location sketches describe a property on the south side of N.W. 52 Street while the survey shows the site to be on the north side of the street. There is confusion on where this site is located and the owner needs to clarify it on all applicable submittal documents to avoid this confusion.
2. The engineer shall apply for and obtain a general storm water management license from the Broward County Department of Environmental Protection (BCDPEP). The owner shall submit this license, certified paving, grading, and drainage design plans, and calculations certified by a Florida licensed Professional Civil Engineer with owner's application for a Building Permit. **The engineering department shall require the Engineer and land surveyor to certify that the contractor has constructed this project consistent with the approved paving, grading, and drainage plan.**
3. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract.

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Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.

4. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
5. The owner shall contract for preparation of the following drawing submittal set from a Florida licensed Professional Civil Engineer:
  6. Paving, Grading, & Drainage Plan.
  7. Water and Sewer Plan
  8. Applicable standard City detail and specification sheets
9. The engineer shall detail with sufficient elevations and cross sectional views (referenced on the engineer and/or architect's site plans) to demonstrate the required storm water volume retention and pre-treatment in compliance with City and County regulations.
10. Provide a five (5) foot wide sidewalk on N.W. 52 Street right-of-way frontage in accordance with Standard Engineering Department Detail P2.1.
11. The engineer shall indicate on the water and sewer plan existing City mains and their sizes along with any services currently serving this site. The engineer shall use those services where possible, or design appropriately for their abandonment with any new services, only where required, to minimize new connections to City's infrastructure.
12. It is not readily evident how the architect calculated the parking requirements for this site. Provide additional background reference on the parking calculation factors used to calculate the required parking for the site.
13. The architect's plan has a dead end parking zone and must provide a turn around space at the end of the parking area near what appears to be the eastern (?) side of this site. This final space shall be transverse striped and signed for "NO PARKING – TURNAROUND ONLY".
14. There is inadequate circulation where a door is designed to open outward into the minimum twenty-four (24) foot drive aisle serving the rear four (4) parking spaces.

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15. The architect should design a five (5) foot backout area next to the final turn around space to be transverse striped as well.
16. There is no room afforded to the driver parking in the parking space adjacent to the Body Repair building. The Architect shall provide a five (5) foot wide aisle adjacent to this space for the driver to open their door.
17. There is insufficient stacking distance coming into this site. Section 47-20 requires twenty-two (22) feet from the property line to the first parking space. This distance could be reduced if owner provides a trip generation calculation from a qualified transportation consultant (see Section 47-20.6.d of City Code).
18. The engineer shall review recently constructed engineered NW Industrial area assessment project with Arlen Erdmann, Engineering Asst., at 100 N. Andrews Avenue and document any and all existing storm water, water, and sewer systems recently constructed or existing within N.W. 52 Street right-of-way along frontage of this project.
19. The drainage and site plans shall not involve paving, curbing, or planting over **existing facilities** installed by City and shall be prepared following full evaluation of existing facilities so as to avoid any conflicts with existing infrastructure.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Stuttgart International,  
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**Comments:**

1. Flow test required.
2. Show hydrant location
3. NFPA 33 may apply at permit phase.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Stuttgart International,  
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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Stuttgart International,  
Inc./Stuttgart Auto Body

**Case #:** 109-R-03

**Date:** October 28, 2003

**Comments:**

1. Shade trees are required to be 15' from structures (non shade trees 7 ½'). All trees must have a min. of 8' pervious planting area width.
2. Is the planting shown under the covered parking appropriate?
3. For information purposes, street trees can be in the R.O.W.
4. Indicate any existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply.
5. Provide standard calculation list (available upon request) to verify that all Code reqts. are met.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
7. Landscape Plans to be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Stuttgart International,  
Inc./Stuttgart Auto Body

**Case #:** 109-R-03

**Date:** October 28, 2003

**Comments:** Site Plan Level II / B-3 / 6,512 sq. ft. auto repair

1. This is a new use and must meet all current code requirements.
2. Provide parking calculations based on the table in Sec 47-20 Parking Regulations.
3. Provide building dimensions, height and length and show property lines and setback distances on the elevation drawings.
4. Discuss dead end parking with Engineering Rep.
5. Discuss landscape island width with the Landscape Rep.
6. Doors on repair bays should not open into drive aisles.
7. Discuss VUA landscape requirements with Landscape Rep.
8. Provide a five foot sidewalk in the right-of-way adjacent to the property.
9. Provide a table on the site plan indicating required and proposed setbacks.
10. Provide a copy of the cross access agreement with the property owner to the north.
11. Show more detail of what is on adjacent sites.
12. Respond to these comments within 90 days or further DRC review may be required.
13. Additional comments may be forthcoming at the DRC meeting.



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| <b>Division:</b>     | Police   | <b>Member:</b> | Det. C. Cleary- Robitaille<br>(954) 828-6419 |
| <b>Project Name:</b> | Stuttgart International,<br>Inc./Stuttgart Auto Body | <b>Case #:</b> | 109-R-03                                     |
| <b>Date:</b>         | October 28, 2003                                     |                |  |

**Comments:**

1. The auto body compound should be enclosed with a security fence, and be gated after business hours. If, in the future, this proves to be insufficient to deter burglaries, a photoelectric beam should be placed around the perimeter of the property.
2. Impact resistant glass should be used on all glazed areas.
3. A perimeter alarm system, along with glass-break sensors, should be installed. The perimeter system should include warehouse doors, as well as pedestrian doors. Motion detectors are needed in any areas that have skylights.
4. If cash is to be kept on the site the internal alarm system should include a tamper switch for the safe.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Stuttgart International,  
Inc./Stuttgart Auto Body

**Case #:** 109-R-03

**Date:** October 28, 2003

**Comments:**

1. Provide parking calculation based on uses pursuant to section 47-20.2.
2. Provide a complete site plan that includes the adjacent site with the cross access.
3. Provide a copy of the cross access agreement prior to final DRC review.
4. Provide a floor plan indicating car lifts, spray booths, prep areas and paint storage, etc.
5. Indicate all mechanical equipment locations pursuant to section 47-19.2.S and 47-19.2.Z.
6. Discuss site circulation with Engineering representative.
7. Additional comments may be discussed at the DRC meeting.